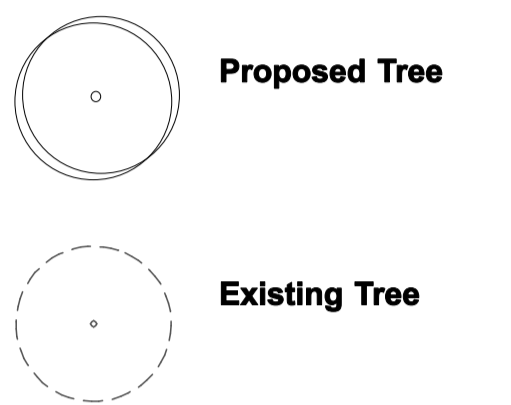




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N.B. Indicative Landscaping Proposals provided by others.
 1. For detailed landscaping and access proposals refer to drawings by Landscape Architect.
 2. For External Levels refer to info provided by Landscape Architect.

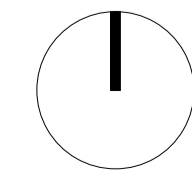
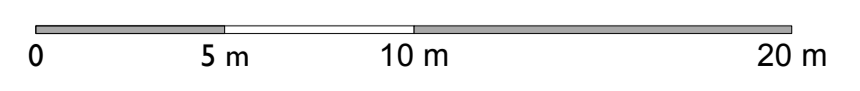


A	11/06/2018	JD	Revised for Planning Issue	KB
-	05/04/2018	JD	Planning Issue	KB
REV	DATE	DRN	DESCRIPTION	CHKD

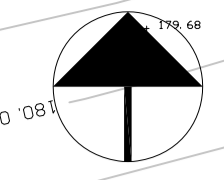
PROJECT				
Private House at Town-O-Rule, near Bonchester Bridge				
CLIENT				
Mr J. Reddihough				
DRAWING				
Proposed Ground & Site Plan				
SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	@ A1	JD	KB	05/04/18

SADLER BROWN ARCHITECTURE
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JOB No	DRAWING No	REVISION
21723	AL(0)110	A
STATUS	PLANNING	



NOTES



A 28.08.2018 LH MJ
REDLINE BOUNDARY UPDATED FOR PLANNING APPLICATION

FOR PLANNING



Stanley Harrison House, The Chocolate Works,
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Tel: 01904 691630
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client
MR J. REDDIHOUGH

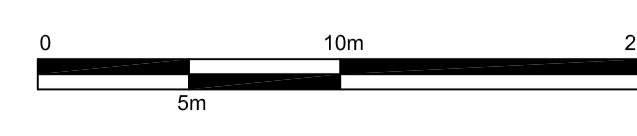
project
BONCHESTER BRIDGE

title
EXISTING TOPOGRAPHIC SURVEY

scale	date
1:250@A1	25.04.2018
drawn	checked
LH	MJ
drawing number	revision
1177-100	A

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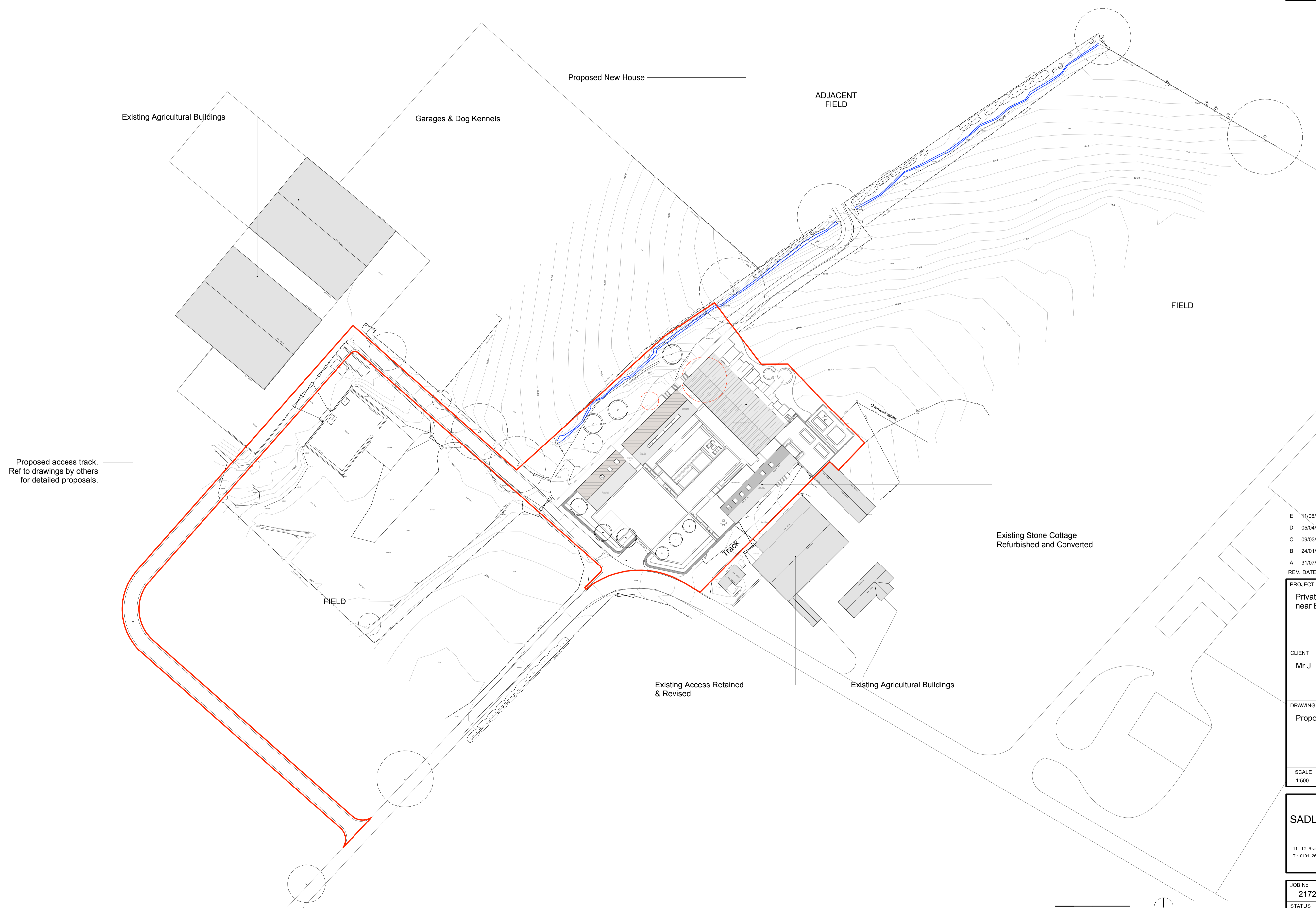
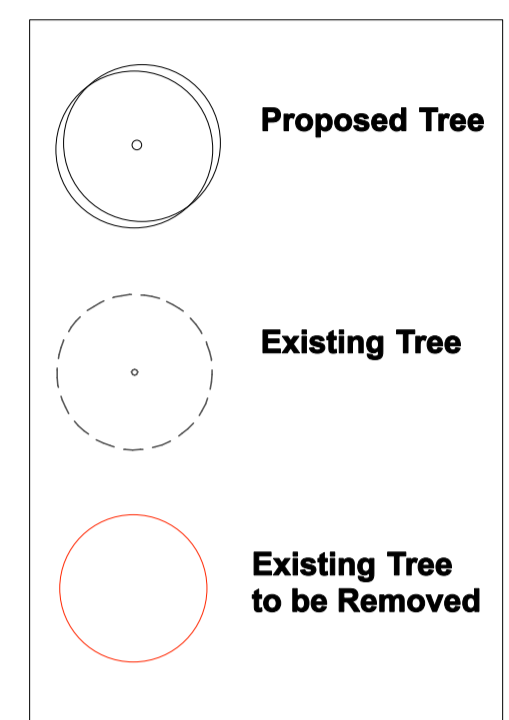
APPLICATION BOUNDARY



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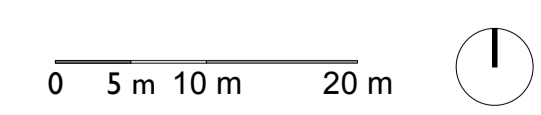


REV	DATE	DRN	DESCRIPTION	CHKD
E	11/06/2018	JD	Revised for Planning issue.	KB
D	05/04/2018	JD	Planning issue.	KB
C	09/03/2018	JD	Client issue.	KB
B	24/01/2018	JD	For comment.	KB
A	31/07/2017	JD	Drawing Revised.	--

PROJECT				
Private House at Town-O-Rule, near Bonchester Bridge				
CLIENT				
Mr J. Reddihough				
DRAWING				
Proposed Site Plan				
SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	@ A1	P.J.L	KB	04/07/17

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21723	AL(0)200	E
STATUS		
PLANNING		



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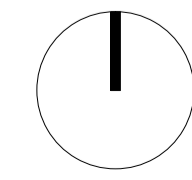
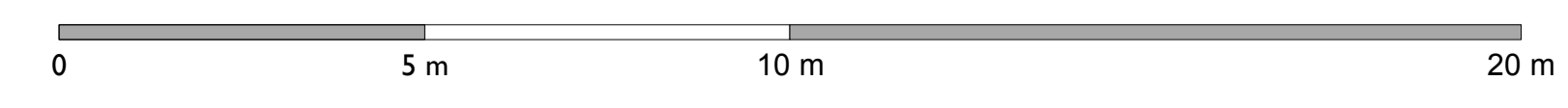
L	21/05/2018	JD	Revised to client comments for planning.	KB
K	05/04/2018	JD	Planning issue.	KB
J	09/03/2018	JD	Client issue.	KB
H	05/03/2018	JD	Client issue for comment	KB
G	27/02/2018	JD	Draft Issue to Design Team	KB
F	23/02/2018	JD	Window locations revised.	KB
E	02/02/2018	JD	Drawing revised to client comments	KB
D	16/01/2018	JD	Drawing revised to client comments. Issued for comment.	KB
C	08/09/2017	JD	Drawing revised to client comments	--
B	31/07/2017	JD	Drawing revised.	--
A	26/07/2017	P.J.L.	Design updated.	--
REV	DATE	DRN	DESCRIPTION	CHKD

PROJECT				
Private House at Town-O-Rule, near Bonchester Bridge				
CLIENT				
Mr J. Reddihough				
DRAWING				
Proposed Ground Floor Plan				
SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:100	@ A1	JD	KB	08/09/17

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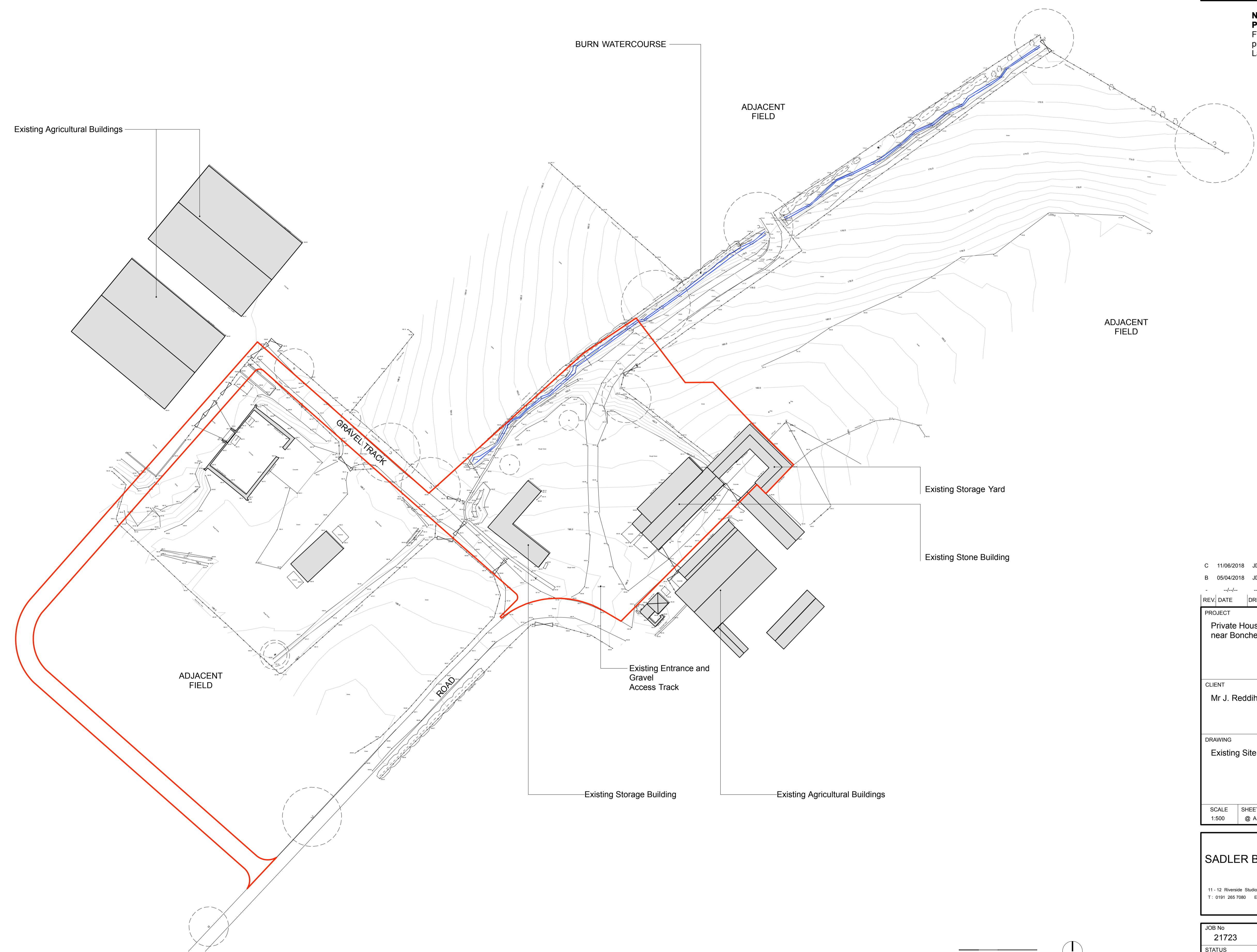
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21723	AL(0)201	L
STATUS	PLANNING	



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C	11/06/2018	JD	Red Line Revised for Planning issue.	KB
B	05/04/2018	JD	Planning issue.	KB

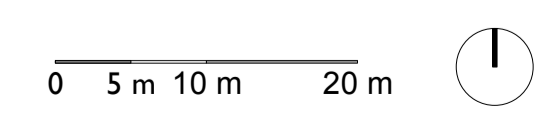
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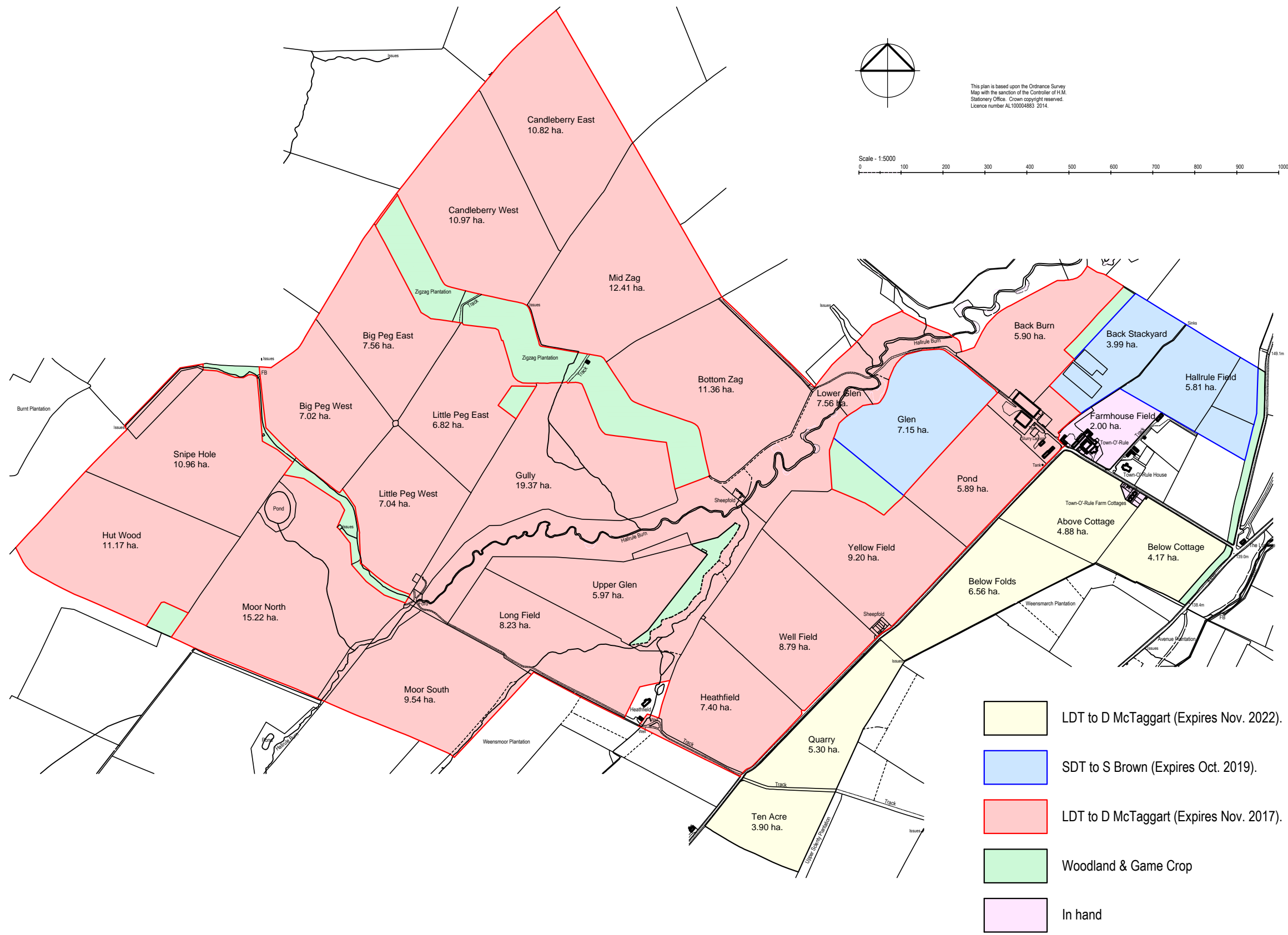
PROJECT				
Private House at Town-O-Rule, near Bonchester Bridge				
CLIENT				
Mr J. Reddihough				
DRAWING				
Existing Site Plan				
SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	@ A1	P.J.L	KB	04/07/17

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JOB No	DRAWING No	REVISION
21723	AL(0)100	C
STATUS		
PLANNING		





NOTES

PROJECT

**TOWN O' RULE FARM
BONCHESTER BRIDGE
HAWICK
TD9 8JB**

CLIENT

J H REDDIHOUGH

TITLE

FARM PLAN



SMITHSGORE

18-20 Glendale Road, Wooler, Northumberland,
NE71 6DW

Tel 01668 281 611 Fax 01668 281 113
www.smithsgore.co.uk

SCALE

1:10,000 @ A3

DRAWN I.M.

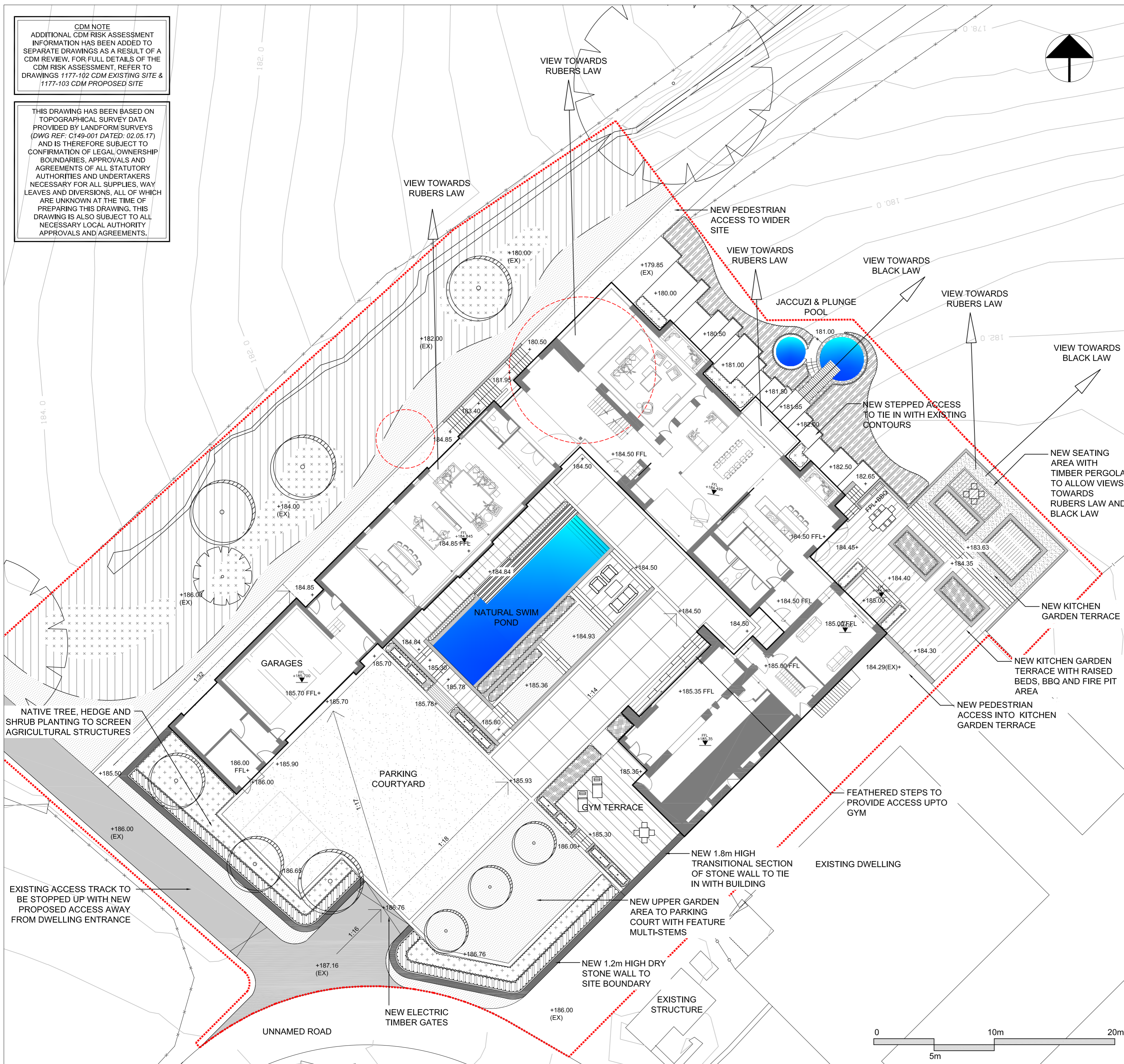
DATE Mar. 2015

DRAWING NUMBER

5031-1052738 / 02

CDM NOTE
ADDITIONAL CDM RISK ASSESSMENT INFORMATION HAS BEEN ADDED TO SEPARATE DRAWINGS AS A RESULT OF A CDM REVIEW. FOR FULL DETAILS OF THE CDM RISK ASSESSMENT, REFER TO DRAWINGS 1177-102 CDM EXISTING SITE & 1177-103 CDM PROPOSED SITE

THIS DRAWING HAS BEEN BASED ON TOPOGRAPHICAL SURVEY DATA PROVIDED BY LANDFORM SURVEYS (DWG REF: C149-001 DATED: 02.05.17) AND IS THEREFORE SUBJECT TO CONFIRMATION OF LEGAL OWNERSHIP BOUNDARIES, APPROVALS AND AGREEMENTS OF ALL STATUTORY AUTHORITIES AND UNDERTAKERS NECESSARY FOR ALL SUPPLIES, WAY LEAVES AND DIVERSIONS, ALL OF WHICH ARE UNKNOWN AT THE TIME OF PREPARING THIS DRAWING. THIS DRAWING IS ALSO SUBJECT TO ALL NECESSARY LOCAL AUTHORITY APPROVALS AND AGREEMENTS.



01 DETAILED SITE PLAN
1:200

SITE APPLICATION BOUNDARY

HARD LANDSCAPE KEY

- BLACKTOP
Surface to proposed agricultural access.
- HIGH QUALITY PAVED AREAS
Large paving units to limit jointing required
- HIGH QUALITY NATURAL STONE EDGE
To courtyard, Terrace garden and northern path.
- HIGH QUALITY NATURAL STONE PAVING
To courtyard pedestrian routes and Terrace Gardens
- BOUND GRAVEL
Buff coloured bound gravel to Courtyard parking area.
- TIMBER DECKING
To natural swim pool
- PEA GRAVEL
To jacuzzi decking
- HIGH QUALITY STONE STEPS
Large stone slabs adjacent to northern building elevation to tie in with existing site wide contours.

ENCLOSURES KEY

- PROPOSED LOW NATURAL STONE WALLS
Internal low natural stone walls to provide level changes across the site
- PROPOSED 1.2M HIGH DRY STONE WALL
To site boundary adjacent to road, walls to match existing
- PROPOSED SEATING AREA
New paved terrace area for seating
- PROPOSED OUTDOOR FIRE PIT AND BBQ

SOFT LANDSCAPE KEY

- EXISTING TREES RETAINED
- EXISTING TREES REMOVED
- PROPOSED NATURALISTIC TREES
Species include but not limited to: *Alnus glutinosa*, *Betula pendula*, *Fraxus spinosa* & *Quercus petraea*
- PLEACHED TREES
Pleached Beech Trees to create threshold within the main courtyard.
- HEDGE
Beech Hedge to provide privacy and containment to courtyard.
- HIGH QUALITY LAWN
High quality turf to courtyard lawn and mown edges.
- NATURALISTIC ROUGH GRASS
Native naturalistic grass areas along the burn to provide natural setting and contrast to mown areas.
- ORNAMENTAL PLANTING
Mixed herbaceous and ornamental grass planting to provide year round colour and interest. Species to include but not limited to: *Anemone nemorosa*, *Amethyst*, *Sanguisorba*, *Tanna*, *Stipa tenuissima*, *Verbena bonariensis*
- STRUCTURAL PLANTING
Mixed evergreen structure and ground cover planting to provide year round colour and interest. Species to include but not limited to: *Amelanchier lamarckii*, *Bergenia*, *Cyclamen hederifolium*, *Liriop muscari*, *Mattuccia struthiopteris*, *Rhododendron 'Klondyke'*, *Sarcococca coriulosa*
- AQUATIC PLANTING
Aquatic planting to natural swim pool within the courtyard.
- KITCHEN GARDEN PLANTING
Potential kitchen garden area within raised beds to provide a range of herbs and cut flowers
- NATIVE SPECIES BORDER
Naturalistic mixed shrub planting native to Scottish borders, with swathes of ornamental grasses. Species to include but not limited to: *Briza media*, *Calluna vulgaris*, *Deschampsia cespitosa*, *Erica cinerea*, *Erica tetralix*, *Habenochloa macra*

- NATURAL SWIM POOL/JACUZZI/PLUNGE POOL
- +186.00(EX) EXISTING LEVELS
- +186.00 PROPOSED LEVELS

B 28.08.2018 LH MJ
REDLINE BOUNDARY UPDATED FOR PLANNING APPLICATION

A 24.05.2018 LH MJ
SUNKEN SEATING AREA ADJACENT TO POOL ADDED

FOR PLANNING

the landscape agency

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client
MR J. REDDHOUGH

project
BONCHESTER BRIDGE

title
GENERAL ARRANGEMENT

scale
VARIOUS

date
25.04.2018

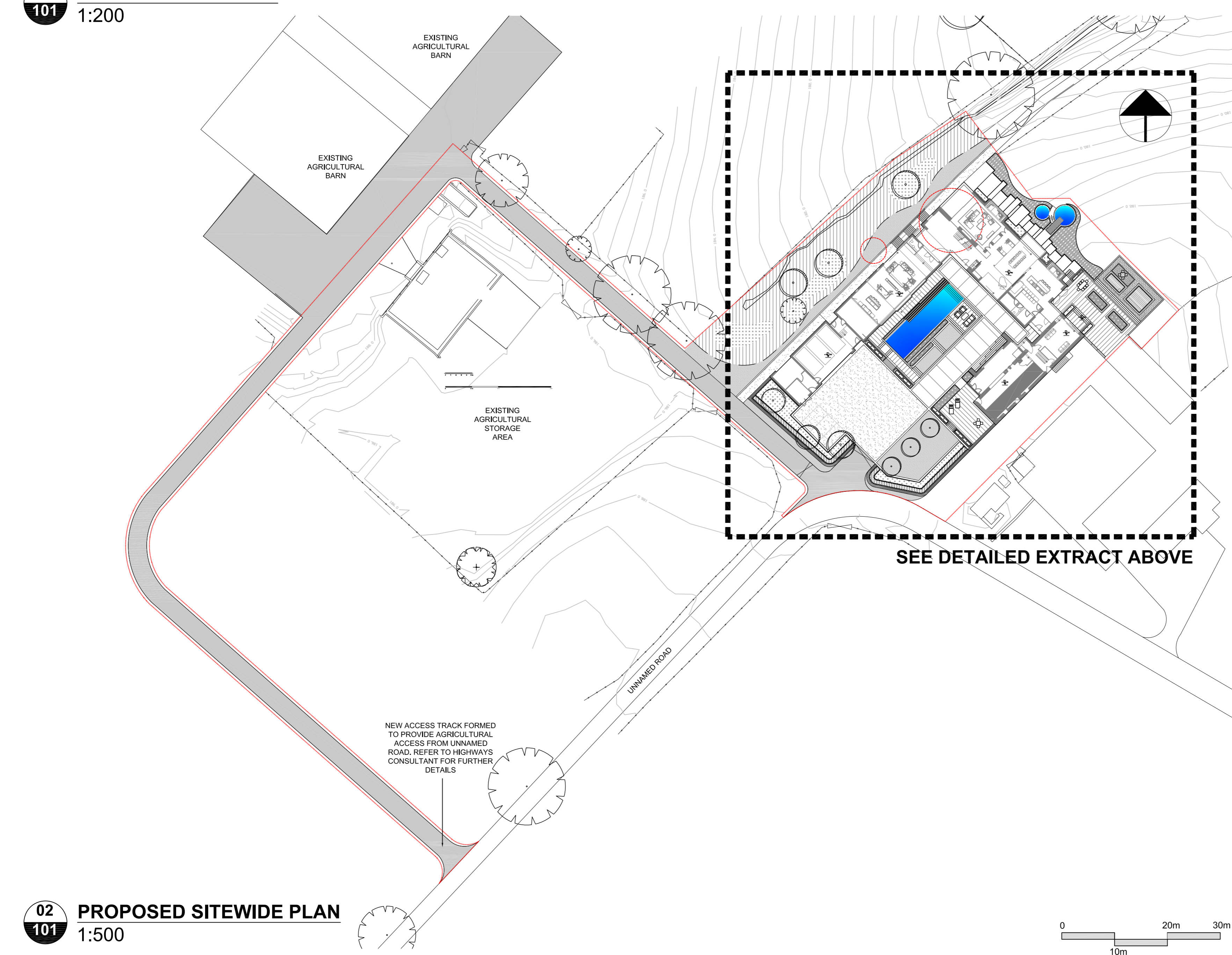
drawn
LH

checked
MJ

drawing number
1177-101

revision
B

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02 PROPOSED SITEWIDE PLAN
1:500





- KEY**
- APPLICATION BOUNDARY
 - > KEY VIEWS
- HARD**
- ASPHALT ACCESS TRACK
 - HIGH QUALITY SURFACE TREATMENT
- SOFT**
- EXISTING TREES
 - PROPOSED ORCHARD TREES
 - PROPOSED ORNAMENTAL TREES
 - ORNAMENTAL PLANTING
 - NATURAL SWIM POOL
 - EXISTING BURN
 - LAWN



PROPOSED VIEWS



PROPOSED ACCESS



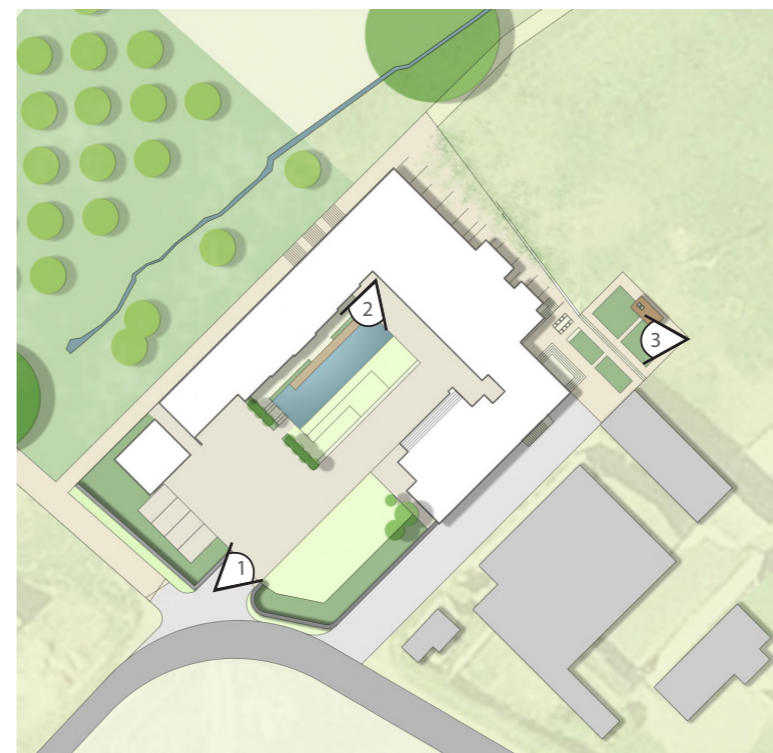
▲ View of the courtyard looking north from the main dwelling access.



▲ View of the courtyard looking south from the natural swim pool.



▲ View of the kitchen gardens and terrace north of the existing barn.



▲ Location Plan

.....
FOR PLANNING



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 client
 MR J. REDDIHOUGH

project

BONCHESTER BRIDGE

title

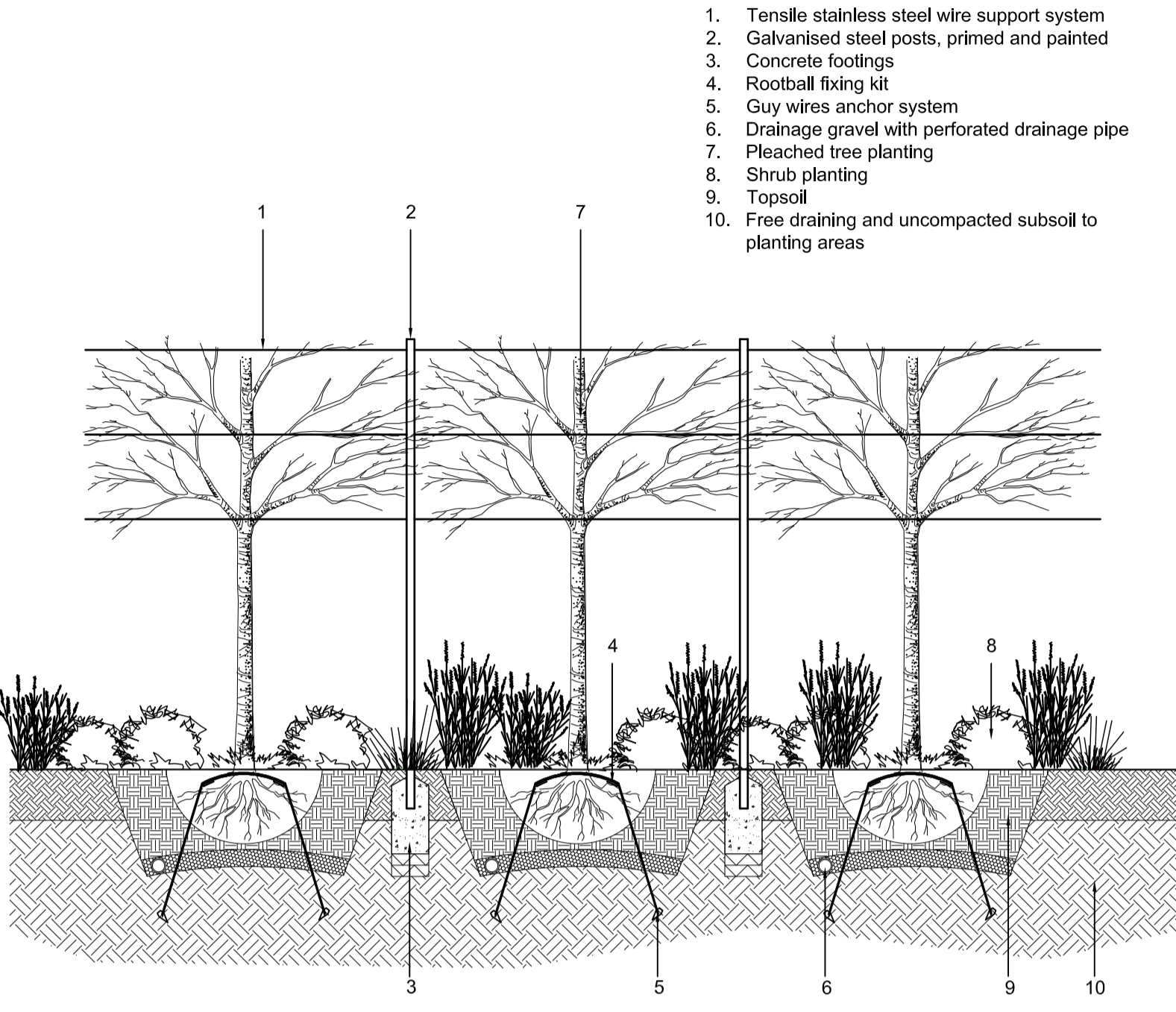
**PROPOSED LANDSCAPE
 VISUALISATIONS**

scale date
 NTS 30.04.2018

drawn checked
 LH MJ

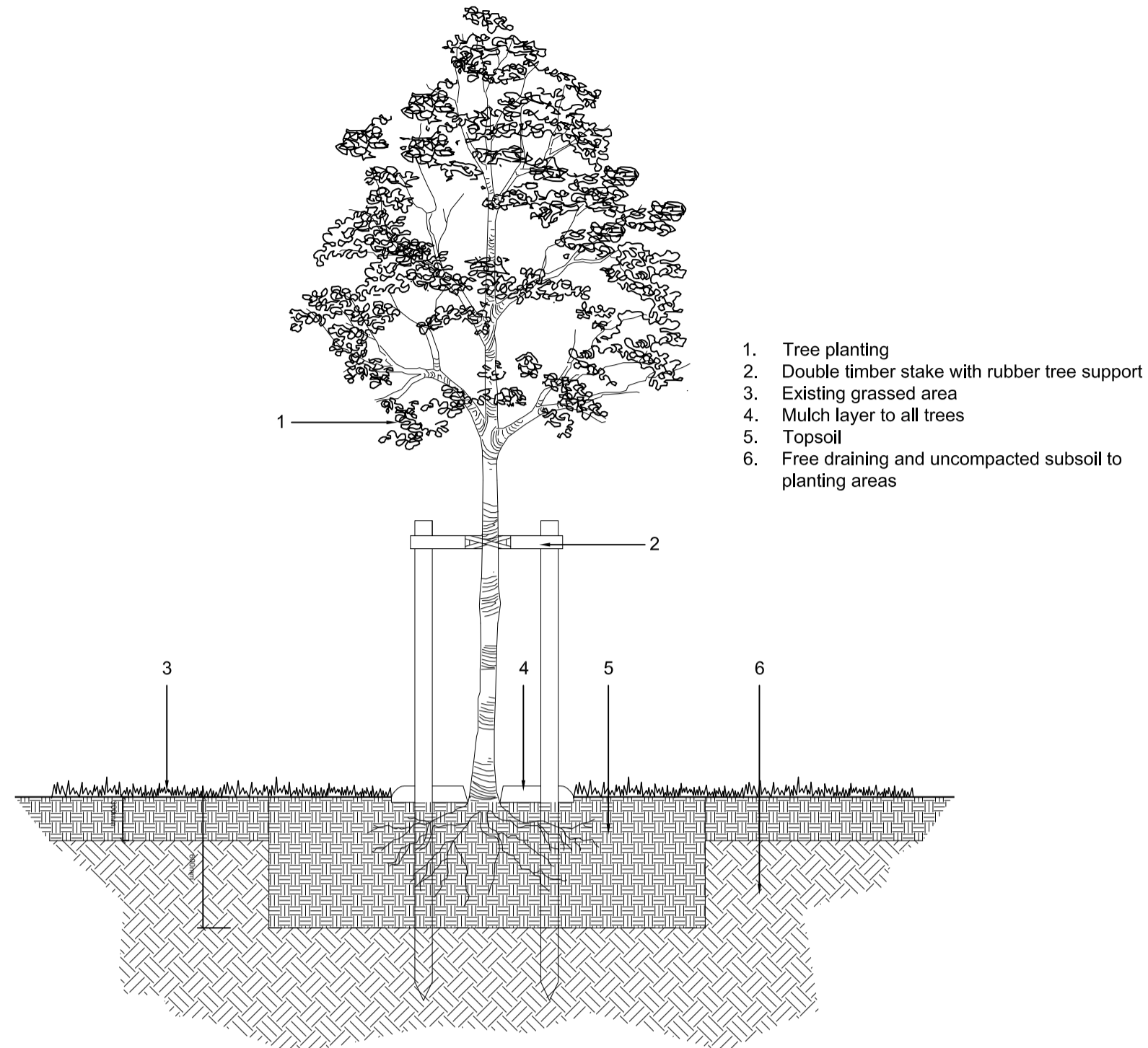
drawing number revision
 1177-105 -

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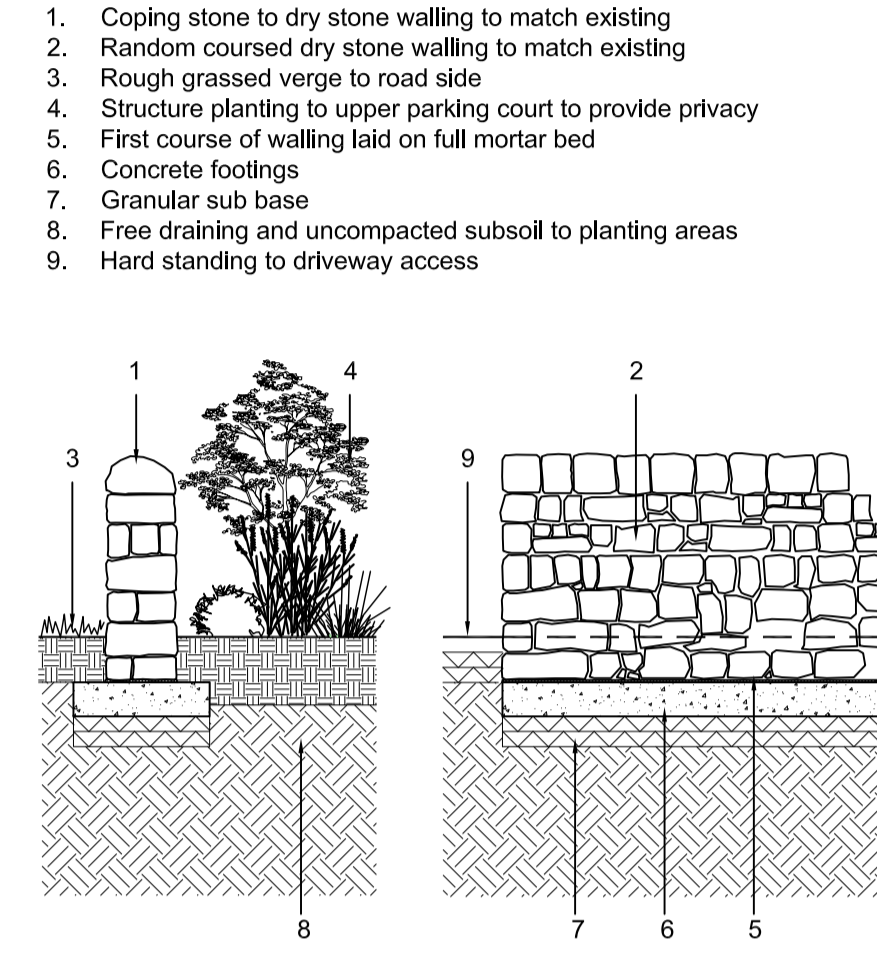
1. Tensile stainless steel wire support system
2. Galvanised steel posts, primed and painted
3. Concrete footings
4. Rootball fixing kit
5. Guy wires anchor system
6. Drainage gravel with perforated drainage pipe
7. Pleached tree planting
8. Shrub planting
9. Topsoil
10. Free draining and uncompacted subsoil to planting areas

01 TYPICAL SECTIONAL ELEVATION TO PLEACHED TREES AND PLANTING TO PARKING AREA
1:50



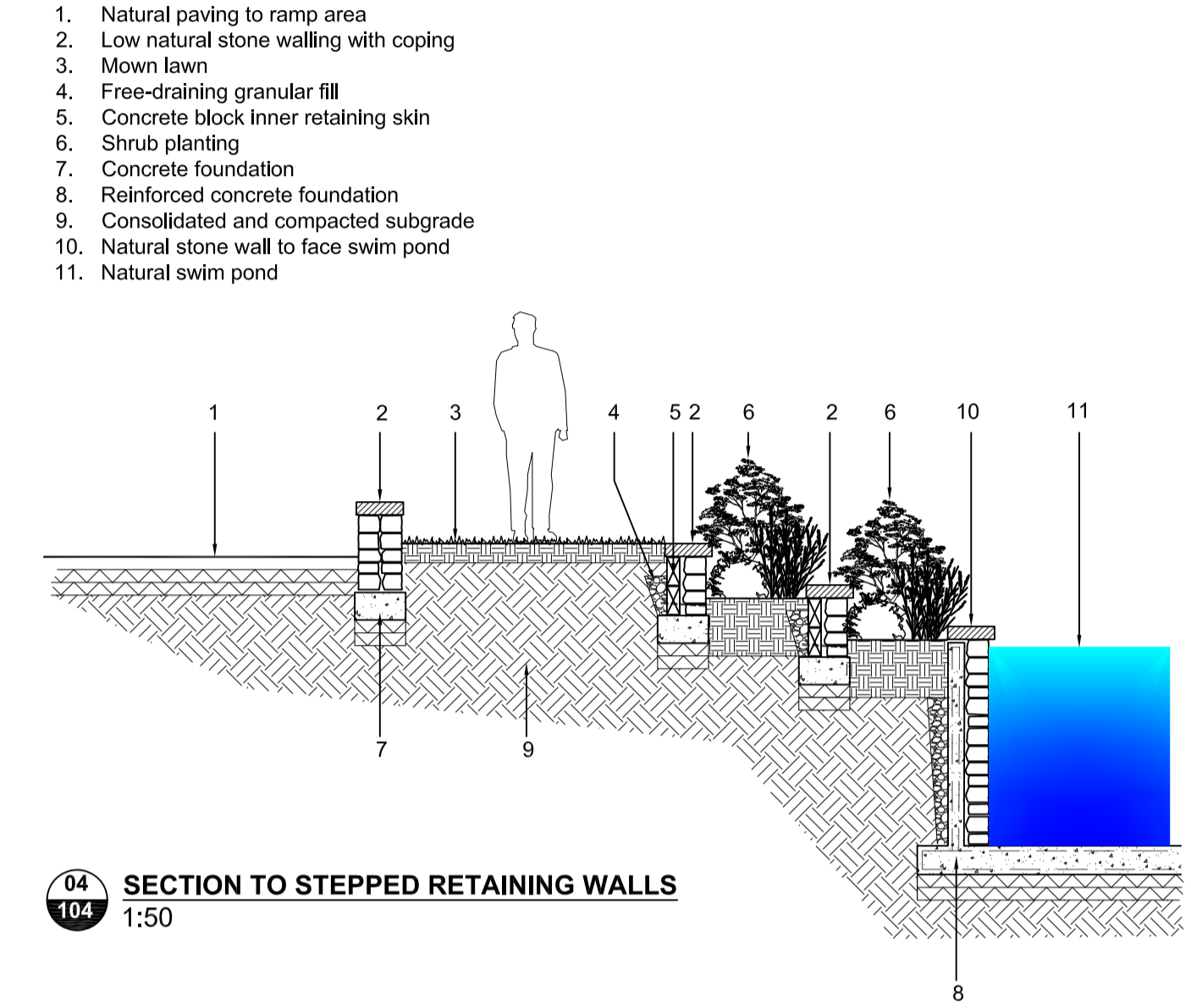
1. Tree planting
2. Double timber stake with rubber tree support
3. Existing grassed area
4. Mulch layer to all trees
5. Topsoil
6. Free draining and uncompacted subsoil to planting areas

02 TYPICAL TREE PIT DETAILS TO TREES IN GRASSED AREAS
1:50



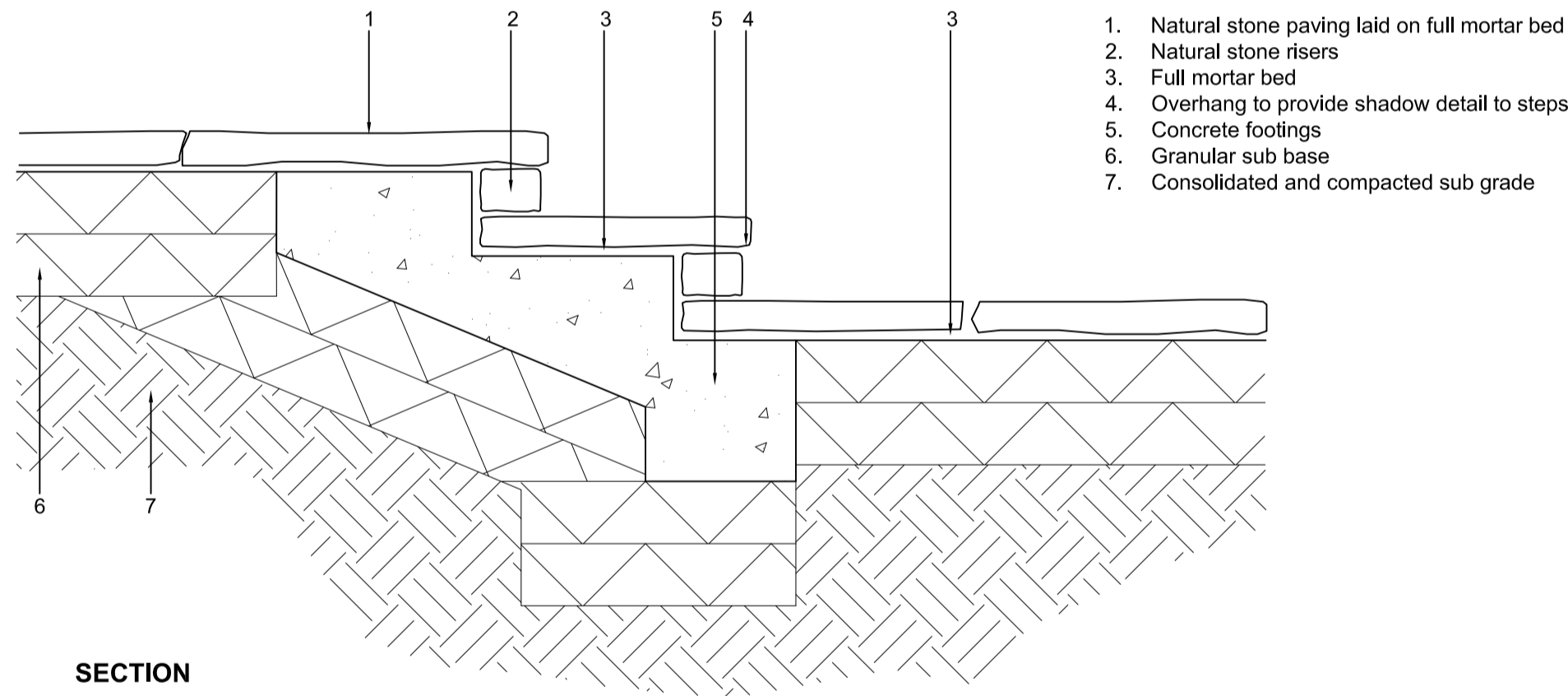
1. Coping stone to dry stone walling to match existing
2. Random coursed dry stone walling to match existing
3. Rough grassed verge to road side
4. Structure planting to upper parking court to provide privacy
5. First course of walling laid on full mortar bed
6. Concrete footings
7. Granular sub base
8. Free draining and uncompacted subsoil to planting areas
9. Hard standing to driveway access

03 TYPICAL DETAIL TO DRY STONE BOUNDARY WALL
1:50



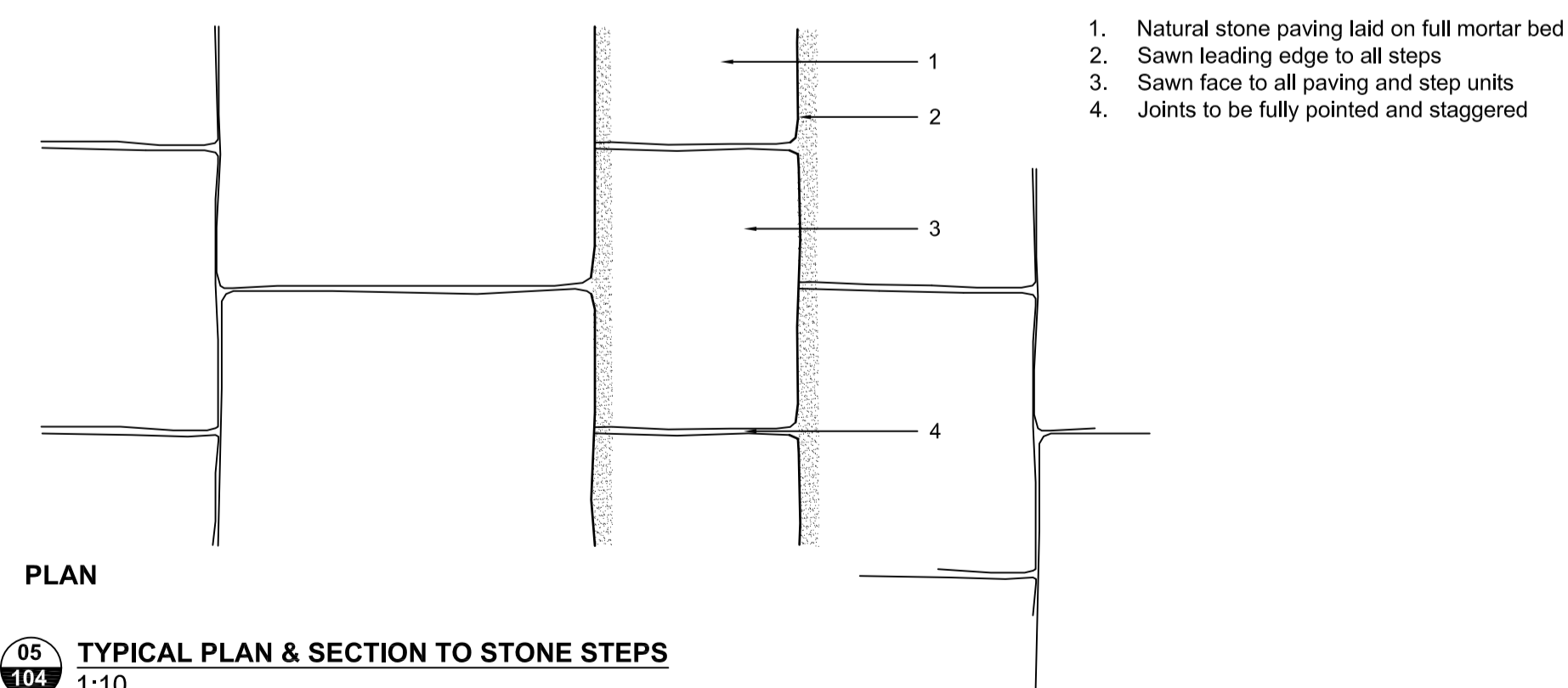
1. Natural paving to ramp area
2. Low natural stone walling with coping
3. Mown lawn
4. Free-draining granular fill
5. Concrete block inner retaining skin
6. Shrub planting
7. Concrete foundation
8. Reinforced concrete foundation
9. Consolidated and compacted subgrade
10. Natural stone wall to face swim pond
11. Natural swim pond

04 SECTION TO STEPPED RETAINING WALLS
1:50



1. Natural stone paving laid on full mortar bed
2. Natural stone risers
3. Full mortar bed
4. Overhang to provide shadow detail to steps
5. Concrete footings
6. Granular sub base
7. Consolidated and compacted sub grade

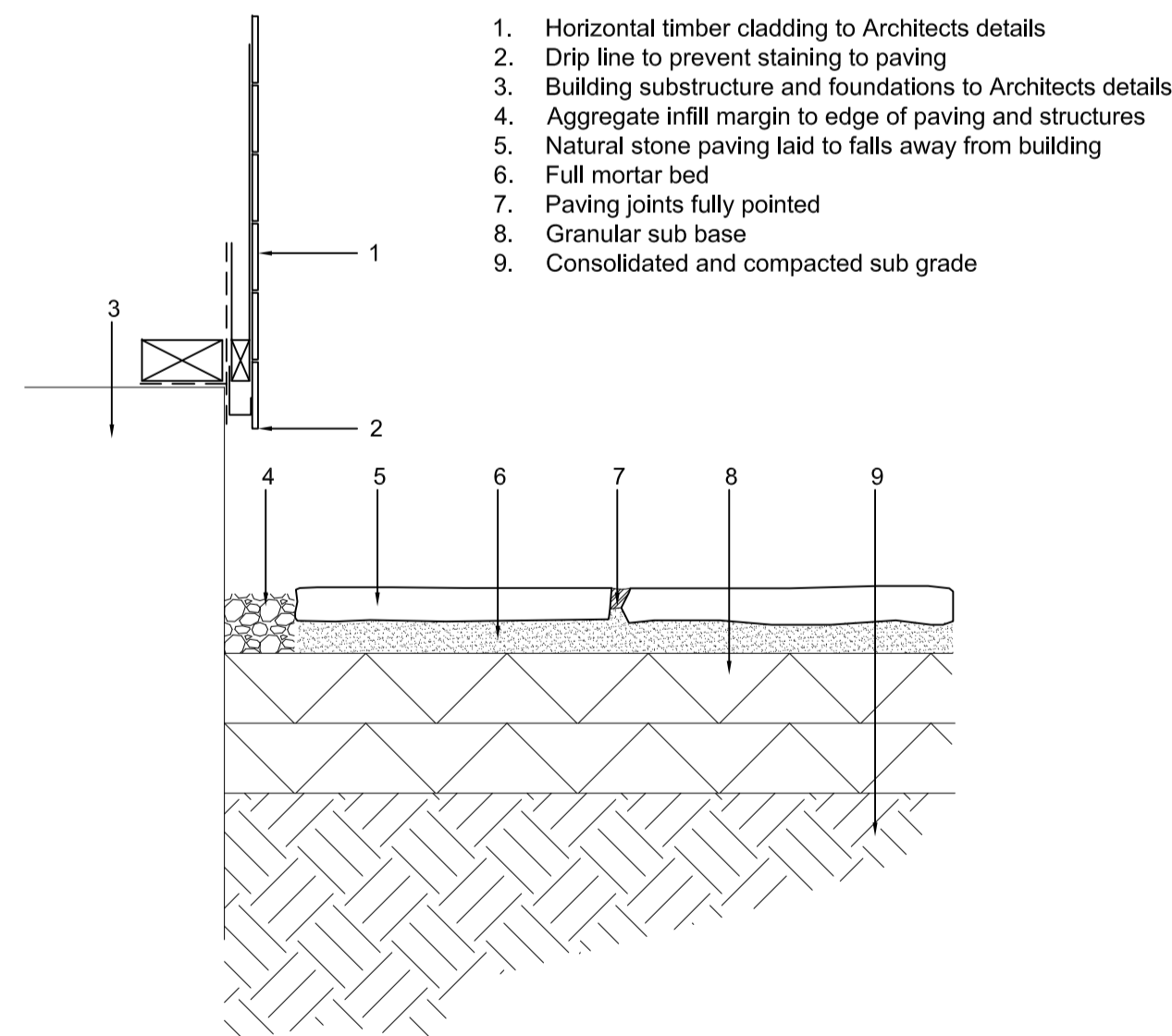
SECTION



1. Natural stone paving laid on full mortar bed
2. Sawn leading edge to all steps
3. Sawn face to all paving and step units
4. Joints to be fully pointed and staggered

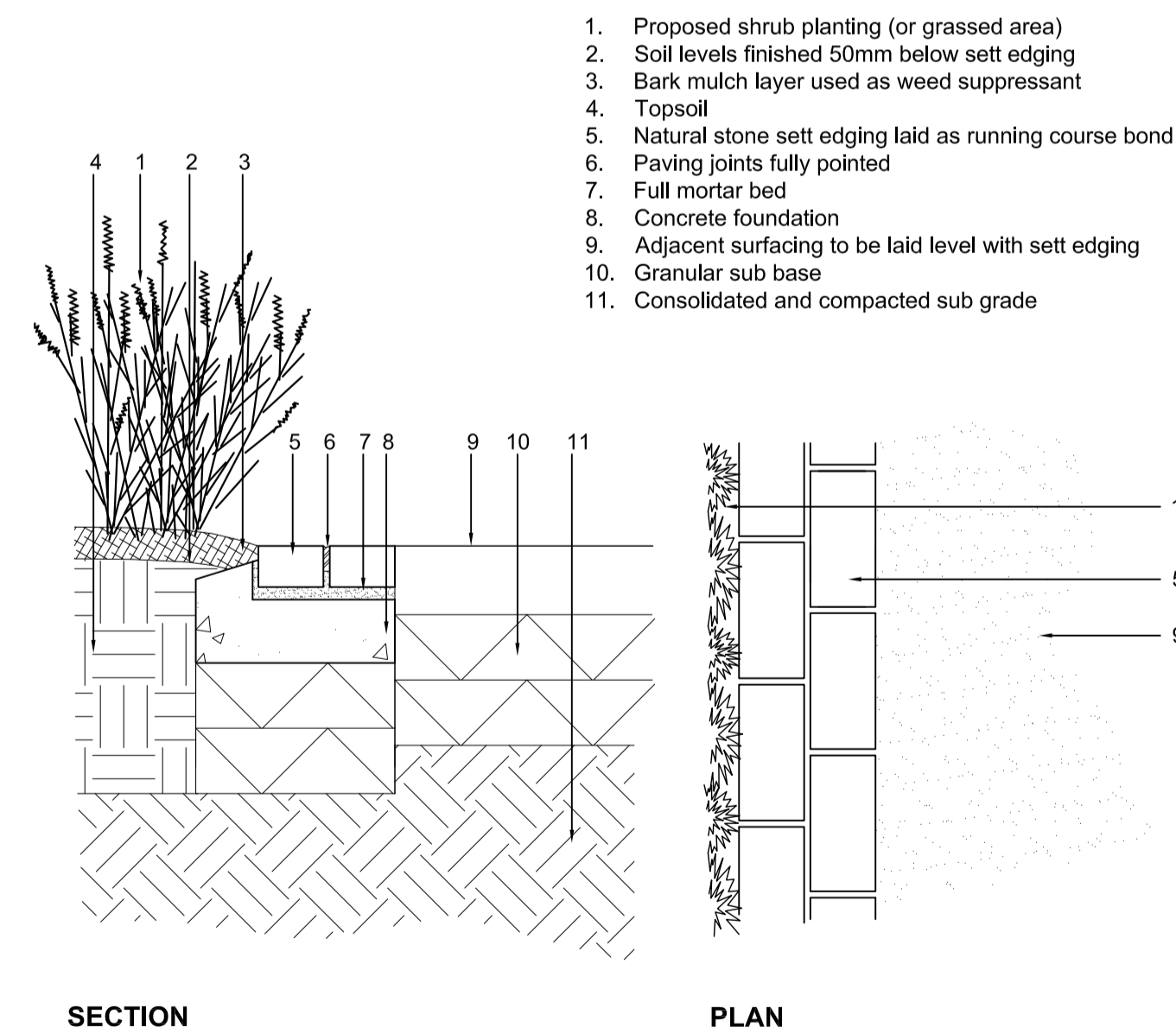
PLAN

05 TYPICAL PLAN & SECTION TO STONE STEPS
1:10



1. Horizontal timber cladding to Architects details
2. Drip line to prevent staining to paving
3. Building substructure and foundations to Architects details
4. Aggregate infill margin to edge of paving and structures
5. Natural stone paving laid to falls away from building
6. Full mortar bed
7. Paving joints fully pointed
8. Granular sub base
9. Consolidated and compacted sub grade

06 TYPICAL EDGE DETAIL TO PAVING ADJACENT TO STRUCTURES
1:10



1. Proposed shrub planting (or grassed area)
2. Soil levels finished 50mm below sett edging
3. Bark mulch layer used as weed suppressant
4. Topsoil
5. Natural stone sett edging laid as running course bond
6. Paving joints fully pointed
7. Full mortar bed
8. Concrete foundation
9. Adjacent surfacing to be laid level with sett edging
10. Granular sub base
11. Consolidated and compacted sub grade

SECTION

PLAN

07 TYPICAL SETT EDGE DETAIL TO PARKING COURT
1:10

FOR PLANNING



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client
MR J. REDDHOUGH

project
BONCHESTER BRIDGE

title
TYPICAL LANDSCAPE DETAILS

scale AS SHOWN@A1 date 25.04.2018

drawn MJ checked GG

drawing number 1177-104 revision -

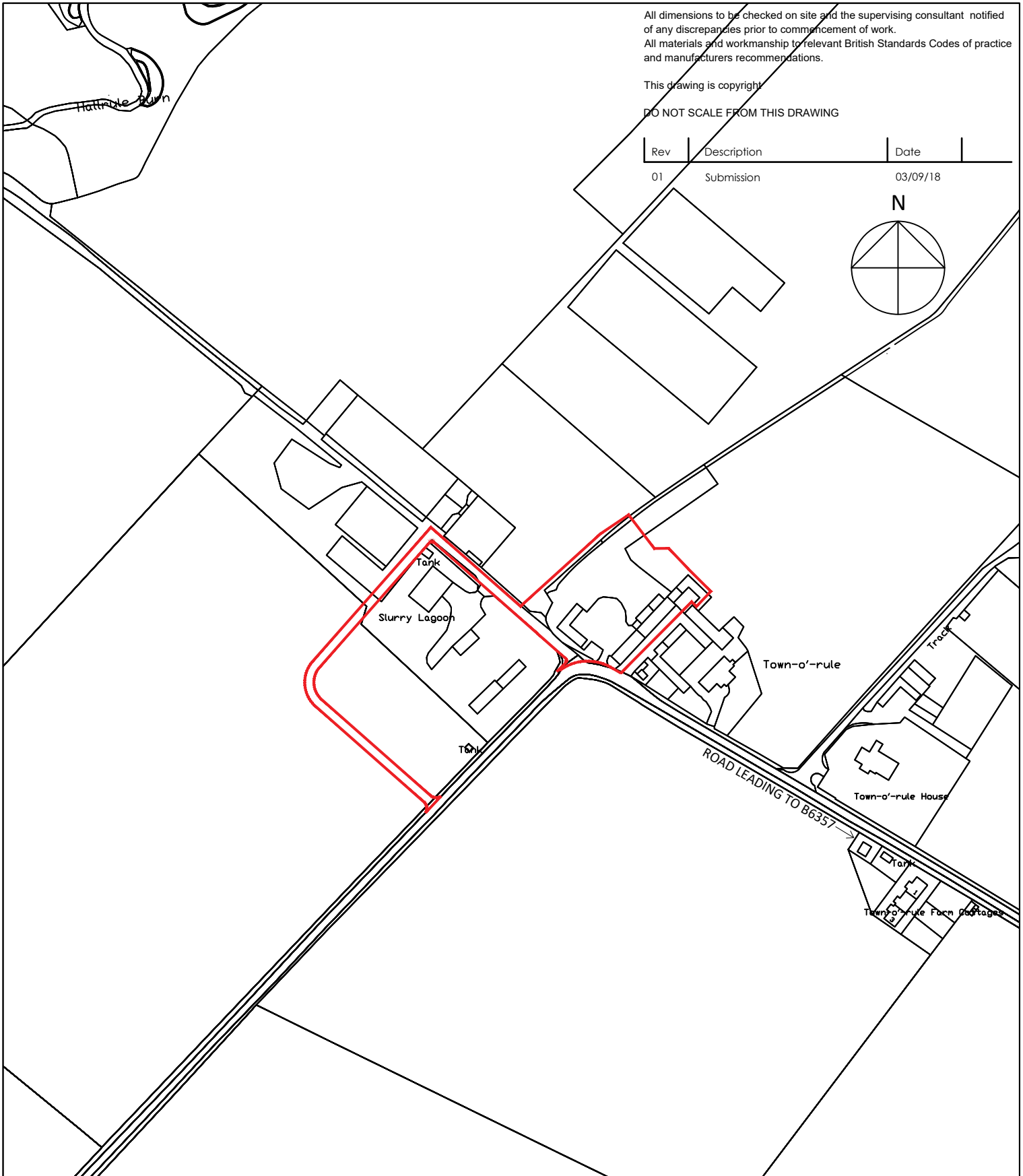
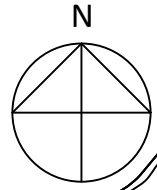
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 All materials and workmanship to relevant British Standards Codes of practice and manufacturers recommendations.

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Rev	Description	Date
01	Submission	03/09/18



PROJECT	BONCHESTER BRIDGE		
TITLE	LOCATION PLAN	SCALE @A4	1:2500
CLIENT	MR JAMIE REDDIHOUGH	DRAWN BY	AC
DATE	AUGUST 2018	CHECKED BY	PG
DRAWING NO	A100-01	REVISION	01

ethical partnership

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 T: 0191 284 6675 enquiries@ethicalpartnership.co.uk